

BOS Consent
9/14/09
15

BOARD OF SELECTMEN

MINUTES

LOCATION:

Police Chief's Conference Room, Public Safety Building

August 5, 2009

7:00 PM

Present: Board of Selectmen Chair, Paulina Knibbe, Selectmen Mike Gowing, Lauren Rosenzweig and Terra Friedrichs (late), Town Manager Steve Ledoux, Building Commission Frank Ramsbottom, Recording Secretary Maryjane Kenney, and Chris Schaffner presenting for The Green Advisory Board.

PUBLIC HEARINGS AND APPOINTMENTS

7:00 GREEN COMMUNITIES ACT - RENEWABLE/ALTERNATIVE ENERGY

All Selectmen were present for this discussion.

Massachusetts already has one of the strictest building codes in regard to being a Green Community.

There are Three Important Reasons to Become a Green Community.

1. Economic benefit - Beside savings in energy, future grants of up to \$10M become available
2. Environmental Benefit
3. Recognition in the Commonwealth

The town's commitment to apply for this Green Communities Grant

1. File application
2. Adopt as of right siting in designated locations – only in proposed facilities subject to as of right siting provision. There is a 12 months window so if there is a need to have an exception it can be done.
3. Expedited application/permitting process – applies only to proposed energy facilities. There is a 12 month deadline.
4. Establish an energy use baseline inventory with a program specifically for the town (and school) to reduce the baseline by 20% in 5 years.
5. Fuel efficient vehicles only to be purchased.
6. Adopt the stretch code Appendix 120.AA, (the governing body is the Board of Selectmen), it is not necessary to have approval go to town meeting.

In achieving the benchmark of an overall 20% reduction in energy; it is not clear if the improvements just recently incorporated in Acton during the last six to nine months would count toward the 20%. Our energy savings in switching out the lights in the Commuter Lot alone which has been accomplished is considerable.

Frank Ramsbottom our building Commissioner gave us his interpretation of the Stretch Code: It is a more stringent energy code; probably less than the State will be implementing by 2012 and what the state will say we must do anyway. This stretch code we are discussing might go away or be replaced depending on what the state decides to require. Residential and Commercial ratings will be different; code compliance now is 100 if Acton does adopt a stretch code the requirements are below.

- HERS (Home Energy Rating System) - Builder would hire a tester for this, it would not be at town cost.
- 100=Code Compliance, lower is better
- For larger homes (greater than 3000 square feet) HERS index of 65 or less.
- Smaller Homes (less than 3000square feet) HERS index of 70 or less

Commercial buildings

1. Over 100,00 square feet need a 20% improvement against base code
2. 5000-10,000 square feet must meet prescriptive requirements of (NBI) New Building Institute core Performance
3. Less than 5000 square feet – Exempt from the 20% improvement against base code.

Impact of Stretch Code

1. About \$8100. added to the construction
2. Extra \$530. a year rolled into a 30 year mortgage
3. Annual energy cost would go down...\$1,360

These requirements are for new construction and additions.

Selectman Rosenzweig asked if there are any incentives for the builders and businesses to want to continue business in Massachusetts. Chris Schaffner replied that there is large demand for building green. Builders are trying to get certified because they are being asked constantly about efficiency and savings.

Chairman Knibbe asked if the state is offering Technical Assistance to sweeten the pot, what is the down side of delaying the decision. Chris Schaffner replied that there is a Big value in understanding how to create an energy use baseline. Paulina asked about the value; say that one can identify a spread sheet to do this work on-line? Chris replied it is a lot of work to get a baseline additionally this will help the town in applying for grants and possibly get us credit for street light changes for example that have already been made towards reaching the 20% reduction in energy. Selectman Gowing stated the solar panels might be able to be used for credit. Selectman Friedrichs asked if we commit to 2%, what would the penalty be if we do not reduce our energy efficiency by 20%? Chairman Knibbe stated our decision will mean we are committing to work to that goal. Terry Lindgren stated more guidance would be helpful as we have had to hire more consultants in other projects of this nature. Selectman Gowing asked if they would partner with the Green Advisory Group as Selectman Rosenzweig expressed concern that this commitment not take up additional staff time.

Town Manager Steve Ledoux stated the number one Goal of Board from its Goal Setting Workshop is the Greening of Action, so it would be expected that the Staff would support their efforts. Selectman Knibbe was concerned about acting without the town knowing what is going on as all commitments have costs associated with them. Even if we give up the consultant it might be worth it to get more time for discussion with the citizens in town. Selectman Friedrichs feels that the public should have this same presentation. Additionally Chairman Knibbe stated the businesses should be able to comment. Selectman Rosenzweig stated establishing this relationship with DOER would be extremely important.

HERS is really an emissions projection of CO2 from buildings. It shows that reductions are more energy efficient than building nuclear plants for additional energy. Terry Lindgren stated it is an opportunity for Acton to show a leadership role, we are 16th best town to live in the U.S. for a reason. Chairman Knibbe stated we could take 3 months get a sense from the town and proceed with the Green Community Act. Selectman Rosenzweig stated this program is similar to many state programs that offer money. They have certain requirements to prove eligibility and willingness to commit to certain objectives.. She says we constantly hear that citizens want energy efficiencies. It is clearly a policy to go forward. Selectman Gowing is in favor of going forward, he is in full support. Chris Schaffner opinioned, I think the state still doesn't know what they are offering. The Grant is competitive and if you are soft you will not get it. A big question is what does adopting the stretch code do to our energy rebates from our current energy providers. We are having trouble arriving at an answer for that. Terry stated the Board will need to talk to APS and ABRS; those are the builders for support.

The Green Advisory is recommending that we do it as we are going to do many of these things energy efficiencies anyway. Given the limited amount of build out how much energy savings in new build out? Frank stated that you are getting the most now; the additional code from stretch can't be enforced until July 1 of 2010. Terry Lindgren says this gives us a goal going forward.

The general feeling is we need to allow time for public comment; we should not be under pressure to make a fast decision. Selectman Gowing stated there are probably other opportunities available. The state might come around again, as other towns must be struggling with this application, and open this grant or another grant for opportunities. Town Manager Steve Ledoux is in favor of applying for the grant. Terry Lindgren would go to the schools and Finance Committee to be sure they are aware of the commitment the Town is making.

Selectman Friedrichs moves we draft a letter and take a vote on Monday at the August 10th Board meeting to accept the Technical Assistance and apply for the grant. Selectmen Rosenzweig seconds, all present voted in favor. Chairman Knibbe stated there should be very little discussion after tonight's meeting regarding the grant on Monday, but the vote will take place then.

Selectmen Knibbe will draft a letter stating what the Board is able to commit the town to for the technical assistance in the grant application.

Terry Lindgren will detail the grant to the School Committee and give the Economic Development Committee this presentation.

Frank Ramsbottom will check with Steve Anderson, town council about regional schools being included in the grant submittal.

SELECTMEN'S BUSINESS

2. ACTON MEMORIAL LIBRARY BOOKS DECLARED OBSOLETE, POSSIBLE REUSES DISCUSSION

Selectman Friedrichs would like to send the books to be disposed of from Memorial Library to national organizations that have a use for them. They would like the Citizen Acton Group identified by the Selectman as an approved group for the Library to release materials. **Selectman Rosenzweig moves that the Citizen Acton Group be added to**

the list of groups to which the Library may release disposable materials. Selectman Gowing seconds the motion. All present voted approval.

Selectman Rosenzweig will hold the final meeting of the Sewer Action Committee on Tuesday the 11th of August. It is her intention to form a new group to deal with the continuing sewer issues facing the Flint/Tuttle neighborhood. This new committee would have three members who were generally in favor of sewers as an option, three members generally in favor of looking for on-site alternative options, a Finance Committee member and Board of Health member. Lauren would also be a member. They would like to hold educational workshops for the neighborhood and the greater public. This issue will be discussed in more detail at the regularly scheduled Board meeting on August 10, 2009.

Selectman Rosenzweig reported that it is going to be necessary to narrow the scope of the Comprehensive Community Plan. Due to the economy it will also be necessary to rely more on the work of volunteers than the committee originally planned f, and limit the role of consultants. She will be meeting with Roland to discuss the narrowing of the plan and will report to the Board at one of the August regular Board meetings.

Selectman Gowing reported that a first pass at negotiations with Comcast are being entered into; a further detailed report will be given at Monday's Board meeting as more time will be available.

CONSENT AGENDA

Consent was taken first at the meeting; Selectman Friedrichs was not present for the vote. Selectman Rosenzweig moves that both items be approved. Selectman Gowing seconds, all present approve the consent items

- 3. MAYA MINKIN, COMMITTEE APPOINTMENT, HISTORIC DISTRICT COMMISSION, ALTERNATE MEMBER TERM TO EXPIRE 6/30/12**
- 4. ONE DAY LIQUOR LICENSE REQUEST FOR PERMIT, BIRTHDAY PARTY, AT NARA PARK, AUGUST 8, 2009**

EXECUTIVE SESSION

None Required

PENDING COMMITTEE APPOINTMENTS

Michael Kreuze, Board of Health - His application has been sent to VCC for interview to be scheduled

Dore' Hunter – Community Preservation Committee - Application has been sent to VCC for interview

Ronald Rose – Historic District Commission, Design Review – his application has been sent to VCC for interview

David Baratt - Historical Commission – has been forwarded to VCC for an interview to be scheduled

Recording Secretary
Maryjane Kenney

Lauren Rosenzweig

Date

BOARD OF SELECTMEN
MEETING AGENDA

NOTE LOCATION:

Police Chief's Conference Room, Public Safety Building

August 5, 2009

7:00 PM

I. PUBLIC HEARINGS AND APPOINTMENTS

1. 7:00 GREEN COMMUNITIES ACT

Enclosed please find materials in the subject regard for Board consideration.

II. SELECTMEN'S BUSINESS

**2. ACTON MEMORIAL LIBRARY BOOKS DECLARED OBSOLETE,
POSSIBLE REUSES DISCUSSION**

No Materials Enclosed

III. CONSENT AGENDA

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COMMISSION, ALTERNATE MEMBER TERM TO EXPIRE 6/30/12**

Enclosed please find materials in the subject regard for Board consideration.

**4. ONE DAY LIQUOR LICENSE REQUEST FOR PERMIT, BIRTHDAY
PARTY, AT NARA PARK, AUGUST 8, 2009**

Enclosed please find materials in the subject regard for Board Consideration.

IV. EXECUTIVE SESSION

None Required

FUTURE AGENDAS

To facilitate scheduling for interested parties, the following items are scheduled for discussion on future agendas. This is not a complete agenda.

AUGUST 10 & 24 SEPTEMBER 14 AND 21

MINUTES PENDING VOTES

May 18 and June 8 & 22 and July 13 & 27

PENDING COMMITTEE APPOINTMENTS

Michael Kreuze, Board of Health - His application has been sent to VCC for interview to be scheduled

Dore' Hunter – Community Preservation Committee - Application has been sent to VCC for interview

Ronald Rose – Historic District Commission, Design Review – his application has been sent to VCC for interview

David Baratt - Historical Commission – has been forwarded to VCC for an interview to be scheduled (VCC has been unsuccessful in contacting Mr. Barrat for an Interview)